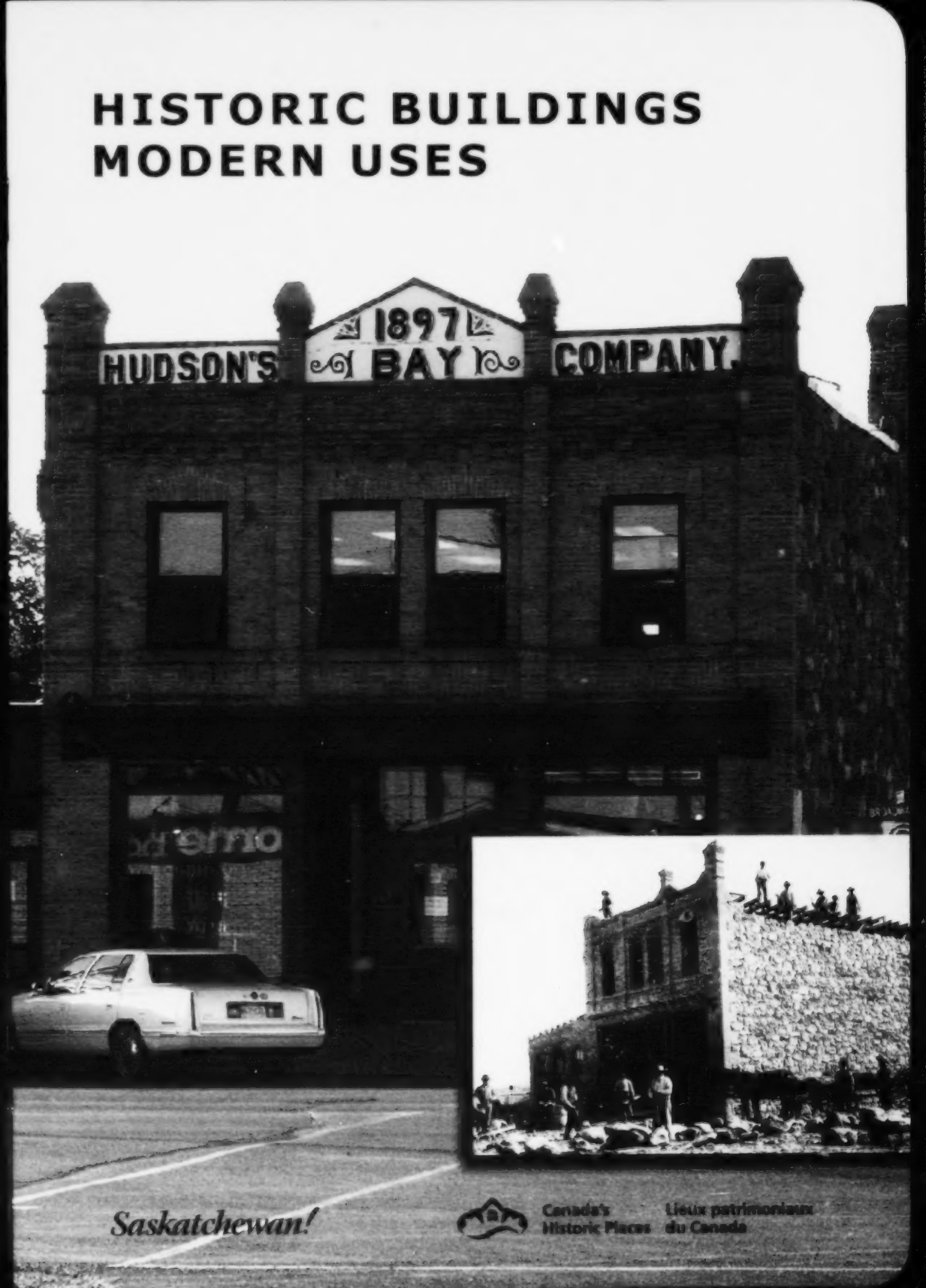
HISTORIC BUILDINGS
MODERN USES



Saskatchewan!

Canada's Historic Places
Lieux patrimoniaux du Canada

Cover:

HUDSON'S BAY COMPANY STORE BUILDING, FORT QU'APELLE, 2004
Government of Saskatchewan, Febr, 2004

HUDSON'S BAY COMPANY STORE UNDER CONSTRUCTION, 1897
Saskatchewan Archives Board, R-B 9979

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Historic Buildings - Modern Uses

This booklet was prepared by the Heritage Resources Branch of Saskatchewan Culture, Youth and Recreation. It is designed to promote understanding and appreciation of the benefits of heritage conservation in Saskatchewan. The five heritage buildings profiled here are representative of historic places across the province that are being rehabilitated for modern uses.

The Heritage Resources Branch wishes to acknowledge those who participated in the production of this booklet, most notably the owners and tenants who shared their success stories with us. We hope their vision for adapting historic buildings for modern uses will inspire others to recognize the heritage re-use opportunities in their communities.

Heritage Resources Branch
Saskatchewan Culture, Youth and Recreation
March 2007

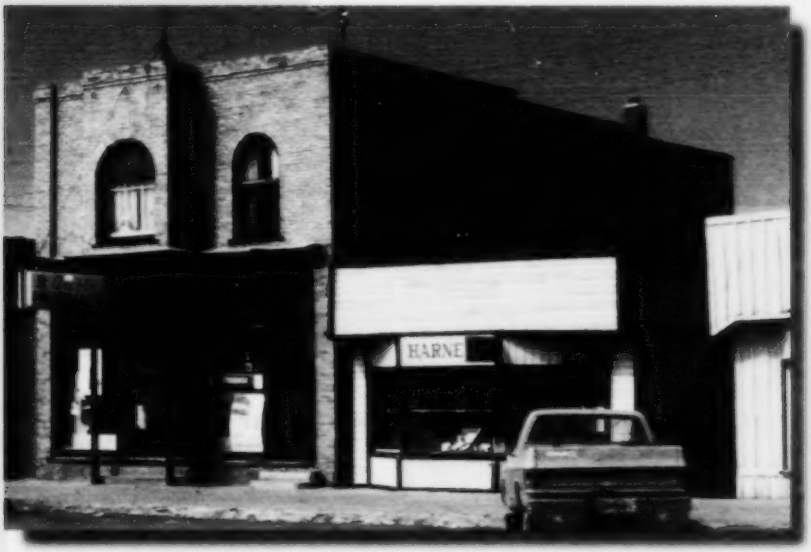
A CONTEMPORARY VIEW OF THE STOREFRONT
Government of Saskatchewan, Dawson, 2003

THE ORIGINAL HUDSON BAY STORE
Fort Qu'Appelle and Lebret Historical Society

THE REWARDS OF RE-USE

The best way to revitalize your community may be to dress up something old. Today, in many Saskatchewan communities, historic buildings are being rehabilitated in increasing numbers. The reasons why people get involved in these projects are many.

From an economic standpoint, reusing historic buildings makes sense. Rehabilitating an existing building is usually cheaper than building a new one. In fact, rehabilitating buildings can cost up to 12% less than building new (Rypkema, 2003). The fact that projects involving historic buildings often attract private and public investment should not be surprising. Historic buildings tend to feature high quality materials and good locations and, as a result, have higher than average resale values, even during depressed periods in the market. (Shipley, 2003)



PHARMACY BUILDING, ARCOLA

Government of Saskatchewan,
Korvemaker, 1979

And while reusing historic buildings is good for the pocketbook, it also helps the environment, a paramount issue on the minds of Canadians today. Every building that is reused is one less pile of building waste in our overcrowded landfills. Reuse also saves the energy that would be expended and the greenhouse gasses emitted during demolition, site clean-up and new construction. It has been reported that the energy required to build a new building is roughly equivalent to the energy required to operate it for 40 years (The Masonry Heater Association of America) In this era of rising energy costs, concerns about climate change, and shrinking supplies of natural resources, these are important considerations.

LITTLE CHIEF SERVICE STATION, SASKATOON
Government of Saskatchewan, Flaman, 2005

But an even more compelling reason for reusing historic buildings is their ongoing contribution to our cultural and social development. Historic places are often the most familiar landmarks in our communities, evoking personal memories and feelings of pride. They are also a tangible link to the past and an irreplaceable component of our collective history and community identity. For these and other reasons, business owners here in Saskatchewan, and across Canada, are finding that adapting a historic building is the right choice for them.

This booklet profiles five very different historic buildings in Saskatchewan to illustrate how rewarding such a venture can be.

LAND TITLES BUILDING, MOOSE JAW
Government of Saskatchewan, Winkel, 2003

CORNERSTONE PLACE IN DOWNTOWN MELVILLE
Government of Saskatchewan, Korvemaker, 2001

Cornerstone Place

241 Main Street
Melville, Saskatchewan
Date Constructed: 1925
Municipal Heritage Property, March 31, 2003
Rehabilitations: 2001-2005
Cost of Renovations: $225,000

In 1925, the Waldman family of Melville, built an impressive new department store. It was a large, two storey building flanked by two single storey wings that occupied three full lots on a prominent corner of the downtown. Designed to be an appealing and inviting place for shoppers, the building's exterior featured ornate brick detailing and large storefront display windows, while the interior boasted an attractive pressed metal ceiling. For the next seventy-five years, Cornerstone Place stood as a landmark of Melville's commercial district. At the end of the 20th century, the Cornerstone still housed a few retail tenants, but the grand old building had fallen into disuse and disrepair.

Then, one of the tenants, Donna Gadica, decided to purchase the property, essentially, by assuming the mortgage.

"If I didn't, who would have?" said Gadica "What would have happened to the building if I hadn't bought it? It's a heritage building, sturdy. It was an ideal way for us to preserve a part of Melville's history and an anchor in the downtown area. It's in the best retail area of our community and at the same time it gave us an opportunity to preserve our heritage."

Gadica applied new interior paint and carpeting, repaired the roof, and upgraded the heating system and the five apartments on the second storey. Today, in addition to its upper floor residents, the Cornerstone is home to five retail tenants.

There were some unexpected expenses, such as $12,000 to replace the boiler, but Gadica is emphatic that she made the right decision. She is confident she will recoup her investment and quick to declare that she would do it all again.

"There's a lot of heritage reflected in the Cornerstone, and it draws people from all over. We're on our third guestbook in four years. We'll recoup our investment. It's worth it," she said.

Heritage Properties Are Good Investments

According to Tippin Corporation, "well-preserved architectural landmarks deliver extraordinary economic and cultural returns on investment." Since 1998, investors in 13 of its projects have received a return of 21% on their investments per year. (Heritage Canada Foundation, 2004)

THE ROOF BEFORE REPAIRS
Donna Gadica photo

THE REFURBISHED ROOF
Donna Gadica photo

THE STORE SOON AFTER CONSTRUCTION
Fort Qu'Appelle and Lebret Historical Society

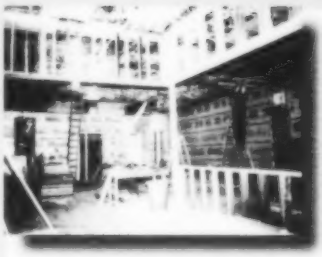
Hudson's Bay Company Store

Corner of Broadway Street and Company Avenue, Fort Qu'Appelle, Saskatchewan
Date constructed: 1897
Provincial Heritage Property, November 8, 1983
Rehabilitations: 2002
Cost: not disclosed

In 1897, Archibald MacDonald, the last Chief Factor of the Hudson's Bay Company, designed a two storey brick and fieldstone building to serve as a company store in the heart of Fort Qu'Appelle's business district. When it was finished, prominent signage on the facade advertised the date of the new building's construction and the company's name. Inside, the retail area boasted an impressive pressed metal ceiling. Built to replace the old wooden fort on the nearby lakeside, this building stands as the oldest Hudson's Bay Company retail store in Canada. It is a source of pride with Fort Qu'Appelle's residents and an object of considerable interest among visitors to the community.

In 2002, the building's current owner, Connie Chaplin, became enthused over a new idea for the property. She had owned the building for several years and had rented space in it to other retailers. Now, she decided, it would be the perfect venue for a coffee shop.

"I'm passionate about old buildings that create the kind of atmosphere that a new building just can't," she said. "When people walk into our coffee shop, they find a turn-of-the-century atmosphere. They feel warm and comfortable being there. It was absolutely worth the effort to maintain the ambience of the building for this new business."



THE INTERIOR OF THE BUILDING DURING RENOVATIONS
Jim and Connie Chaplin photo

Since a lot of renovation work had been done previously, Chaplin only made some minor improvements before reopening the building as a Roca Jack's coffee shop in 2002. Today, the Hudson's Bay Company Store in Fort Qu'Appelle also houses a real estate office, while the second floor features an open area for art shows, meetings and other community functions. These days the revitalized building is visited by a steady stream of customers who are lured as much by its history and atmosphere as they are by the coffee. Older residents also like to come in to regale Chaplin with their personal stories of the building's history. Chaplin is very pleased with the community's interest and support for the building and grateful for the help she received from the Heritage Resources Branch of Culture, Youth and Recreation.

"They were very understanding," she said. "They want to preserve our heritage but also allow owners the flexibility to adapt their building to new uses. It's important to keep the old buildings because it's what keeps the community alive. When people visit, they want to see what you're doing with the past."

A CONTEMPORARY VIEW OF THE STOREFRONT
Government of Saskatchewan, Dawson, 2003

THE BUILDING WHEN STILL USED AS A PHARMACY

Government of Saskatchewan, Korvemaker, 1979

The Pharmacy Building

109 Main Street,
Arcola, Saskatchewan
Date constructed: 1904
Municipal Heritage Property, August 19, 1998
Rehabilitations: 1998 – 2002
Cost of Renovations: undisclosed

In 1904, citizens on the main street of Arcola witnessed the construction of an attractive, two-storey pharmacy. Made of locally produced Arcola brick, the new building featured a second floor bay over a recessed main entrance supported by cast iron pillars. Built to last, the building boasted five layers of brick in the basement, three on the main floor, which also featured an embossed metal ceiling, and two layers of brick on the top floor.

The Pharmacy Building, also known as Henders Drug Store, served the community of Arcola for many decades and was even featured in the 1977 movie *Who Has Seen the Wind*.

By 1998, however, the roof had collapsed, the interior was heavily water damaged and the building was derelict.

"The building was going to be demolished," said Leigh Robinson, who acquired the building from the town. "I couldn't let that happen. The old pharmacy was always the heart of the town. It would have been a tragedy to lose something so important to our community."

Robinson committed to rehabilitating the old pharmacy. He undertook to repair the brickwork on his own, but engaged contractors for the rest.

"There was very little that could be saved, except the two massive staircases and the brick structure. The degree of damage required replacing the whole infrastructure along with architectural restorations," said Robinson. "It was a daunting prospect, but as the word got around, the community got involved too. Local welders and craftsmen volunteered their skills and equipment to restore and replicate metal and woodwork infrastructure, while at least one local oil company volunteered their equipment and services to move refuse from the project."

These days, the Pharmacy Building once again presents a proud and attractive face to the world. It now houses an antique store, a massage therapy clinic and two apartments. One of these, the current owner's residence, covers the entire 111m^2 of the top floor. What would have been an empty lot on Main Street is now a centerpiece building housing residents and two thriving businesses.

"The community is thrilled," said Robinson, adding that people in and around Arcola have since become actively involved in adapting other historic properties for new uses.

DETAIL OF IRONWORK ON THE FRONT ENTRANCE
Government of Saskatchewan, Rasmussen, 1981

THE PHARMACY BUILDING AS IT LOOKS TODAY
Government of Saskatchewan, Korvemaker, 2001

LITTLE CHIEF SERVICE STATION IN USE AS A GARAGE
Government of Saskatchewan, Korvemaker, 1979

Little Chief Service Station

344 20th Street West
Saskatoon, Saskatchewan
Date constructed: 1929
Municipal Heritage Property, February 10, 2003
Rehabilitations: 2002
Cost: not disclosed

In 1929, automobiles were becoming popular and 20th Street West, in Saskatoon, was a shopping and service hub for the city's residents and rural visitors. To capture some of this trade, the Texaco Oil Company erected an attractive new service station on the corner of 20th Street West and Avenue D. Built in the popular Spanish Colonial style with white stucco walls, wide, overhanging eaves and a tiled roof, the small but striking building was known as the West Side Service Station until 1943 when it was renamed the Little Chief Service Station.

Despite the popularity of the Spanish Colonial style for service stations, by 2002, the Little Chief Station was a rare remaining example in the province. That year, the City of Saskatoon began rehabilitating the building for its new role as a community-based police station housing a local Reporting Office, a Community Liaison Office and meeting space. The flat roof over the garage bays was replaced, and repairs to the parapet, column extensions and exterior stucco were done with careful attention to the original architectural style.

The Little Chief Station has raised awareness of the fact that older buildings can serve modern, sustainable uses. Inspector Al Stickney of the Saskatoon Police Service says the station's location offers a convenient reporting point for residents and for community workers in the immediate district. It is also a source of pride to Saskatoon residents. In fact, Stickney says one resident made an unsolicited donation of framed car repair bills from the days when the Little Chief was a functioning service station. These are now proudly on display inside.

Rehabilitating Heritage Buildings Can Save You Money

Canada Mortgage and Housing Corporation (CMHC) estimates that converting non-residential buildings can cost five to fifteen per cent less than demolition and new construction. (CMHC: Converting Non-residential Buildings, 2006)

LITTLE CHIEF SERVICE STATION TODAY
Government of Saskatchewan, Flaman, 2005

LAND TITLES BUILDING, MOOSE JAW
Government of Saskatchewan, Winkel, 2003

Land Titles Building

76 Fairford Street West
Moose Jaw, Saskatchewan
Date constructed: 1922
Municipal Heritage Property, July 7, 1997
Rehabilitations: 1999 - 2001
Cost: $50,000

In 1922, the provincial government built a new Land Titles Building on the corner of Fairford Street and First Avenue in Moose Jaw. Designed by the Regina-based architectural firm Storey and Van Egmond, the entire building was built from fire-proof materials in consideration of its intended use. The exterior of the concrete building was faced with Tyndal stone and T-P Moka brick from the Claybank Brick Plant in southwest Saskatchewan. Inside, the use of fire resistant materials extended to the interior's plaster mouldings, keystones, beams and wall finish. As an added safety measure, all interior doors and windows were framed in copper. Ceilings were six metres high, and total floor space, including the full basement, was 479m2. The result was a grand edifice in the Classical Revival style which quickly became a proud feature of Moose Jaw's commercial district. By 1998, it was the last purpose-built land registration facility in the province still in use.

By this time, however, modernization of the land registry system had made the facility redundant and the building was tendered for sale. The successful bid was from local artist Yvette Moore who wanted to relocate her gallery and was determined to house it in a heritage building. Assisted by family and friends, Moore removed a false ceiling that, for more than fifty years, had covered a series of arched windows, plaster mouldings, keystones and other architectural features. Carpeting was also removed to reveal the original flooring and old paint was stripped from the interior doors and window frames to expose the original fire retarding, copper cladding. Repairs to the interior required one tonne of plaster and 120 litres of paint stripper, and the only contractors engaged were a flooring company, a plumber and an electrician.

"It was the layout and open feel to the building that made it so compatible with what I wanted to do," said Moore. "If I had to build a gallery from scratch, I wouldn't change a thing. I wouldn't be able to build it as well, either. The building standards and construction materials are unbelievable and couldn't be replaced today."

Moore claims that housing her gallery in a heritage building really helps with her marketing efforts.

"One of our best marketing assets is attracting customers to our location because of the building and the art," she said. "This building has become a destination for tourists from all over the world."

So, would she do it again?

"Yes," she said emphatically. "In a heartbeat."

Canadians Support Conservation of Heritage Buildings

A 2000 Polera survey found that nine in ten Canadians believe that conservation is very important to Canadian culture and identity. Conserving heritage buildings is seen as a way to increase community pride, community identity and tourism. (Heritage Canada Foundation, 2000).

The Rise of Heritage Tourism

Nearly eleven per cent of Canadian adults, and seventeen per cent of American adults, are what the Canadian Tourism Commission describes as heritage tourism enthusiasts. (Canadian Tourism Commission 2003) Heritage tourists stay longer, visit twice as many places, and spend, on average, two-and-a-half times more money than other visitors (Rypkema 1995).

THE INTERIOR AS PAINTED WHEN THE BUILDING WAS STILL IN USE AS A LAND TITLES OFFICE
Government of Saskatchewan, Korvemaker, 1980

THE EXPOSED COPPER CLAD DOORWAYS AFTER REHABILITATION
Government of Saskatchewan, Korvemaker, 1999

This former house is now a restaurant

HOPKINS DINING PARLOUR, MOOSE JAW
Government of Saskatchewan, Dale-Burnett, 2004

You can't change a heritage building; you have to leave it as is because it's "protected".

Heritage property designation does not require leaving an historic building as is. Because all buildings need to be upgraded from time to time to remain viable, it is understood that some changes will be necessary. When alterations and repairs are made, it is important to protect those elements of the building that reflect its historic character. Since these are usually the parts of the building that everyone agrees make it special, often there is little interest in removing or changing these elements anyways.

This former bank is now an office building and research lab

ROYAL BANK BUILDING, QU'APPELLE
Herrington, 2004

A successful business needs a slick, new building

More often than not, heritage buildings have great location and impressive appearance. Generally, they are also well-known to the community, as opposed to a new building which usually needs some time and promotion to attain the same level of public recognition.

It costs more and takes longer to rehabilitate a heritage building than to build new

Depending on the current condition of the building and its intended use, it's often less expensive to rehabilitate. In fact, rehabilitation can cost up to 12% less than new construction. Historic building rehabilitation can also be up to eighteen per cent faster than building new. (Rypkema, 2003).

This former train station is now a restaurant

CANADIAN NORTHERN RAILWAY STATION, KIPLING
Government of Saskatchewan, Quiring, 2004

Old buildings are not energy efficient

Because historic buildings tend to have fewer windows comprising the exterior walls, they may be more efficient than newer buildings which have a larger percentage of exterior walls made up of windows. Buildings with a thirty to forty percent window to wall ratio are most efficient. But, that ratio is typically exceeded in modern buildings because they contain much more glass. As well, historic windows that are well fitted and have properly-installed storm windows generally provide an R2 insulation value, about the same as a modern, double glazed window. (United States National Parks Service)

HISTORIC BUILDINGS – Important to Saskatchewan Residents

A 2006 survey of public opinions on heritage in Saskatchewan found:

- Almost 98% of respondents think it is important to maintain public interest in heritage. Preserving historic sites was viewed as an important way to maintain interest by 88% of respondents.
- Overwhelming agreement that preserving heritage buildings increases community pride, identity and tourism.
- Sixty per cent of the respondents said they have visited at least one historic site in the past year. (Sigma Analytics, 2006)

This former convent is now a complex of offices and community services

VIBANK CONVENT
Government of Saskatchewan, Dawson, 2003

IS THERE A HERITAGE RE-USE OPPORTUNITY IN YOUR COMMUNITY?

Most Saskatchewan communities have buildings which can be adapted for commercial or residential use. Contacting the municipal office or local real estate agents can often assist with identifying properties suitable for a re-use project. Some of these places may already be designated as a Municipal or Provincial Heritage Property and therefore be eligible for grants to support conservation projects. For more information on heritage property designation and conservation, access the Saskatchewan Culture, Youth and Recreation website at www.cyr.gov.sk.ca/heritage.html or e-mail the Heritage Resources Branch at historicplaces@cyr.gov.sk.ca.

This former warehouse is now a retail and residential complex

STRATHDEE WAREHOUSE, REGINA
Government of Saskatchewan, Dawson, 2005

Back Cover

This former residence is now a funeral parlour
CULHAM BOWERS FUNERAL HOME, SWIFT CURRENT
Government of Saskatchewan, Winkel, 2003

STRATHDEE WAREHOUSE, REGINA
Government of Saskatchewan, Dawson, 2005

This former station is now a restaurant and office complex
CPR STATION, SASKATOON
Government of Saskatchewan, Korvemaker, 1981

ROYAL BANK BUILDING, QU'APPELLE
Government of Saskatchewan, Herrington, 2004

This former firehall is now a restaurant
FORMER FIRE HALL # 3, SASKATOON
Government of Saskatchewan, Korvemaker, 1992

VIBANK CONVENT
Government of Saskatchewan, Dawson, 2003

HOPKINS DINING PARLOUR, MOOSE JAW
Government of Saskatchewan, Dale-Burnett, 2004

This former station is now a restaurant
CANADIAN NORTHERN RAILWAY STATION, KIPLING
Government of Saskatchewan, Quiring, 2004

This former warehouse is now a retail and residential complex
JOHN DEERE PLOW COMPANY BUILDING, REGINA
Government of Saskatchewan, Dawson, 2005

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For More Information, Please Contact:

Heritage Resources Branch
Saskatchewan Culture, Youth
and Recreation
1919 Saskatchewan Drive
Regina, SK S4P 4H2
Phone: 306-787-8600
Website: www.cyr.gov.sk.ca/heritage.html
Email: historicplaces@cyr.gov.sk.ca

The Historic Places Initiative

In 1999, the Government of Canada in partnership with the provinces and territories, implemented the Historic Places Initiative, a nation-wide program to help recognize and conserve Canada's historic places.

The Historic Places Initiative consists of two main program components. The Canadian Register of Historic Places (CRHP) is an on-line listing of many thousands of recognized historic places across Canada, including more than 800 from Saskatchewan. The *Standards and Guidelines for the Conservation of Historic Places in Canada* is a national benchmark of conservation principles and practices to safeguard Canada's historic places and reintegrate them in community life. As well, the Historic Places Initiative is generating new research into the benefits of heritage conservation and how the reuse of historic places contributes to the economic, social and environmental viability of our country.

For more information on the CRHP, the conservation standards and guidelines, and heritage conservation activity across Canada, access the Historic Places Initiative website at: **www.historicplaces.ca**.

Canada's Historic Places | Lieux patrimoniaux du Canada